



## BOARD OF UTILITIES COMMISSIONERS

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June 6, 2024

### Recommendation

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Approve the Water Supply Assessment prepared for Sea Ranch Business Park Project pursuant to California Water Code Sections 10910 through 10914.

### Executive Summary

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California Senate Bill 221, effective January 1, 2002, mandates that approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply. California Senate Bill 610, effective January 1, 2002, mandates that a water supply assessment (WSA) must be furnished to local governments for inclusion in any environmental documentation for projects expected to use an amount of water equivalent to, or greater than, that used by a 500-dwelling unit development subject to the California Environmental Quality Act.

A WSA has been requested for the Sea Ranch Business Park Project, a commercial development project proposed across a 53-acre area located at the northeast corner of Studebaker Road and Second Street in Long Beach, California. The project consists of 200,000 square feet of office space, 479,216 square feet of manufacturing, 241,000 square feet of finished product material storage, and 1,627 parking stalls. Per California Water Code Section 10910(g)(1), the governing body of the water supplier (i.e., the Board of Utilities Commissioners) must approve the WSA.

The Sea Ranch Business Park Project is exempt from the SB 221 requirement of an affirmative written verification of sufficient water supply (Government Code Section 66473.7) because it will be sited within an urbanized area that was previously developed for urban uses, and due to immediate contiguous properties surrounding the project area developed for urban uses.

However, the Sea Ranch Business Park is not exempt from the SB 610 requirement to furnish a WSA. Long Beach Utilities Department (LBUD) staff has completed the SB 610 WSA. This WSA anticipates adequate water supplies will be available during normal, single- and multiple-dry water years to meet the projected water demand associated with the Sea Ranch Business Park Project, in addition to the existing and other planned future uses of LBUD's system. This finding is based on LBUD's reliable supply of groundwater and imported water, the expanded use of recycled water, continued success with water conservation programs, and the growth accounted for within the LBUD 2020 Urban Water Management Plan.

### Fiscal Impact

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There is no fiscal impact associated with the recommendation.

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Assistant General Manager

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General Manager

Attachment